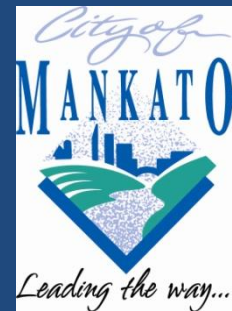


Public Safety Facilities Study

Findings and Recommendations

Public Safety Police/Fire History (Pat Hentges)
Public Safety Fire History – Building (Trudy Kunkel)
Public Safety Police History - Building (Matt Westermayer)
ISO Methodology (Jeff Bengtson)
Resource Comparison Model (Pat Hentges)
NFPA 1720 and Demand Zones (Glen Cansler)
GIS/Fire Risk Model for Station Location (Trudy Kunkel)
Public Safety Fire Response Policy (Jeff Bengtson)
Public Safety Facilities Planning History/Options (Todd Miller)
Public Safety Options (Matt Westermayer)
Fire Station Options (Trudy Kunkel)
Public Safety Campus at LEC (Todd Miller)
Option Costs/Plans (Bryan Paulsen)
Recommendations (Todd Miller)
Sources and Use Financing Plan (Pat Hentges)
Project Implementation Timetable (Todd Miller)



Public Safety Police History



Pat Hentges

- ◇ 1972 – Police Department moves to Law Enforcement Center (LEC) in joint location with Sheriff's Department sharing space, communications and records
- ◇ 1986-87 – City approves and transitions to Public Safety Department Model with Director of Public Safety and integrated management/training
- ◇ Public Safety Department line staff is not co-located, limiting interaction, economies, and effectiveness
- ◇ 1997 – Public Safety Management move away from co-location and dual training requirement

Public Safety Police

History continued



- ◇ 2009 – Sheriffs Department moves, leaves 37 year old LEC for Public Safety Police
- ◇ 2010 – New director hired, refocus on community/Public Safety Department Model

Public Safety Fire History



Pat Hentges

- ◇ 1988 – City organizes/trains 30-40 fire part-time/volunteers and reorganizes fire services as a “combination system”
- ◇ 1989 – Referendum defeated requiring funding of full-time Fire Department and elimination of Public Safety Department
- ◇ 1990’s – Full-time staffing reduced to 18 plus 30(s) volunteers

Public Safety Fire History

continued



Pat Hentges

- ◇ 2008 – Volunteer unit is reorganized in terms of use, call-out, staffing and compensation
- ◇ 2009 – Full-time staffing is reduced to 16 plus 30(s) volunteers with the implementation of volunteer system changes

Public Safety Fire History

continued



Pat Hentges

- ◇ 1960 – Main Fire Station established on Madison Avenue and Fire Station #2 opened on State Street
- ◇ 1994 - Fire Substation #3 located on Pohl Road opened with resident volunteer night staffing
- ◇ 1996 – City established State Funded HAZMAT Program (funding support from the State has reduced over time)
- ◇ 2003 - Fire Substation #2 located on State Street closed
- ◇ 2006 – Blue Earth County disbands Rescue Squad – Mankato reformulated to handle county-wide response

Public Safety Fire History - Building



Trudy Kunkel

- ◇ Existing issues with current building:
 - ◇ No elevators or handicapped access
 - ◇ Roof and windows Leak
 - ◇ Plumbing/Air Handling all needs replacement
 - ◇ Floor breaking up beneath apparatus
 - ◇ Mold
 - ◇ Lack of drive through bays/adequate space
 - ◇ Space is inefficient for firefighter lodging
 - ◇ No female locker room
 - ◇ No major investment in facility since 1960

Public Safety Police History - Building



Matt Westermayer

- ◇ Existing issues with current building:
 - ◇ Elevators out of compliance, cannot be used after 2011
 - ◇ Plumbing leaks and sinks/bathrooms unusable
 - ◇ Roof leaks
 - ◇ Generator, inefficient heating/air needs upgrades
 - ◇ Space needs extensive upgrades
 - ◇ Space needs redesign for efficiency/interaction
 - ◇ Parking issues
 - ◇ No major investment in building since 1973



Jeff Bengtson

ISO Methodology

ISO Rating based on three primary criteria:

- ◇ Receiving and handling alarms (Dispatch) – 10%
- ◇ FD (equipment, staff, stations, training) – 50%
- ◇ Water supply (hydrants and flow) – 40%
 - ◇ Points received for station is small, and full points based on % of community within 1.5 miles of engine and 2.5 miles of a ladder truck
 - ◇ More important is that our rating (3) was based on three physical station locations in 2000 and moved from (4) to (3) primarily due to improvements in water delivery system
 - ◇ We need to have three stations to keep our ISO 3 rating, but stations need to be properly aligned

Resource Comparison Model (used for Station Location)



Pat Hentges

Of the Fire Services for statewide communities over 20,000 pop. (excluding Minneapolis/St. Paul) station coverage is as follows:

- ◇ 20 Volunteer Departments
 - ◇ Two (2) station average (mode, 12.5 sq. miles)
- ◇ 25 Combination departments
 - ◇ Two (2) stations average (mode, 8.4 sq. miles per station)
- ◇ 7 Full-time departments
 - ◇ Two (2) stations average (mode, 7.4 sq. miles per station)

Resource Comparison Model (used for Station Location)



Pat Hentges

- ◇ All departments
 - ◇ Two (2) stations average (mode, 9 sq. miles per station)
- ◇ Mankato's current coverage
 - ◇ Two (2) stations (50% had more stations; 36% the same; 14% fewer stations)
 - ◇ Mankato has 9.5 sq. miles per station
 - ◇ 29 (58% had fewer stations per sq. mile)
 - ◇ 21 (42% had more stations per sq. mile)
- ◇ Summary supports the need for a third station in Mankato

NFPA 1720 and Demand Zones



Glen Cansler

- ◇ Demand Zones are defined as urban areas, suburban areas, rural areas and remote areas
- ◇ A city can have more than one demand zone
- ◇ Mankato has three demand zones based on the population density (see density map)



Glen Cansler

Demand Zones

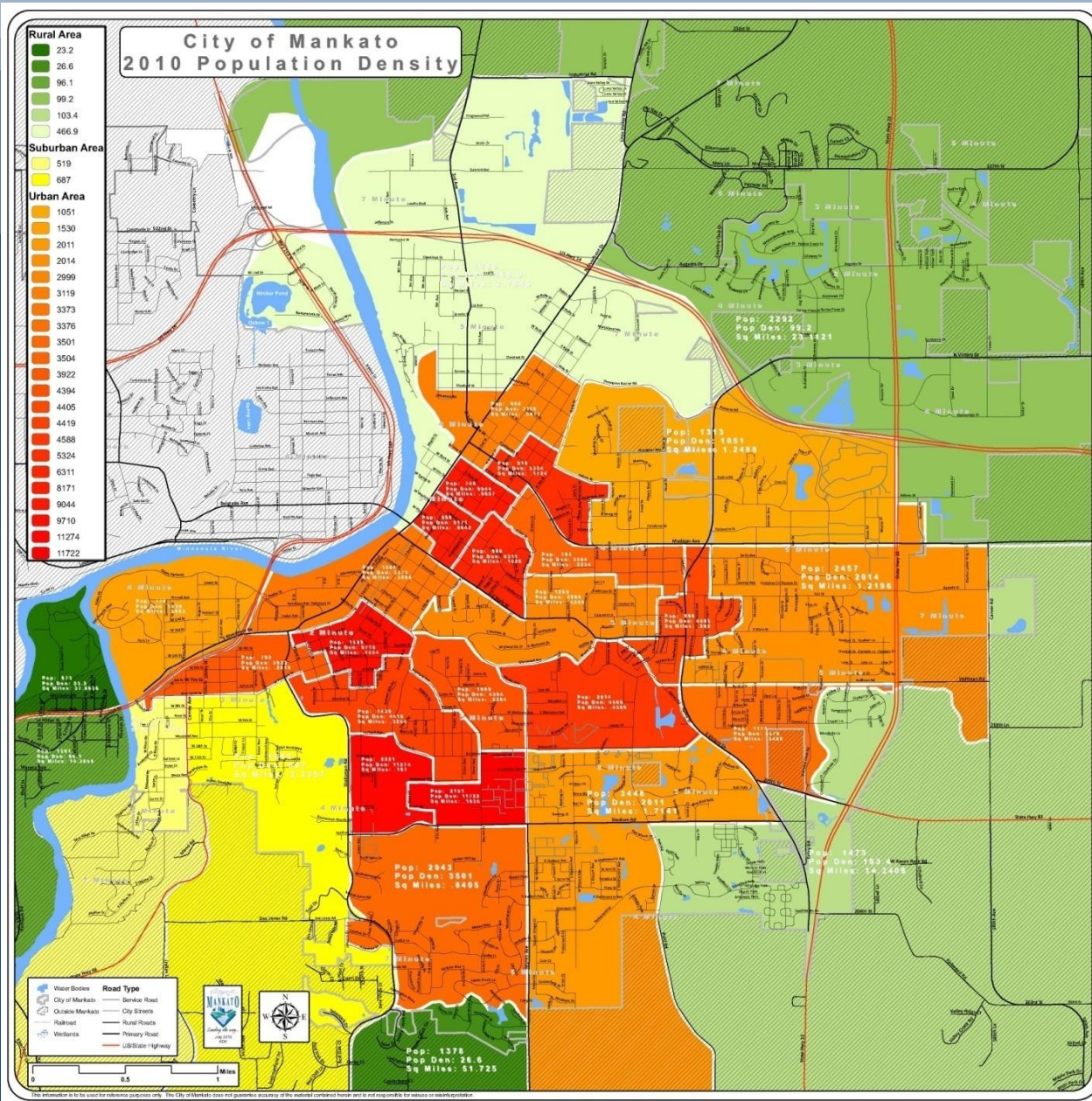
- ◇ Urban areas = More than 1000 people per square mile
- ◇ Suburban areas = Between 500-1000 people per square mile
- ◇ Rural areas = Less than 500 people per square mile

NFPA 1720 Minimum Staff to Respond



Glen Cansler

- ◇ It is the goal of the City to meet the standard for responses
- ◇ Urban areas = 15 staff members in 9 minutes
- ◇ Suburban areas = 10 staff members in 10 minutes
- ◇ Rural areas = 6 staff members in 14 minutes



Glen Cansler

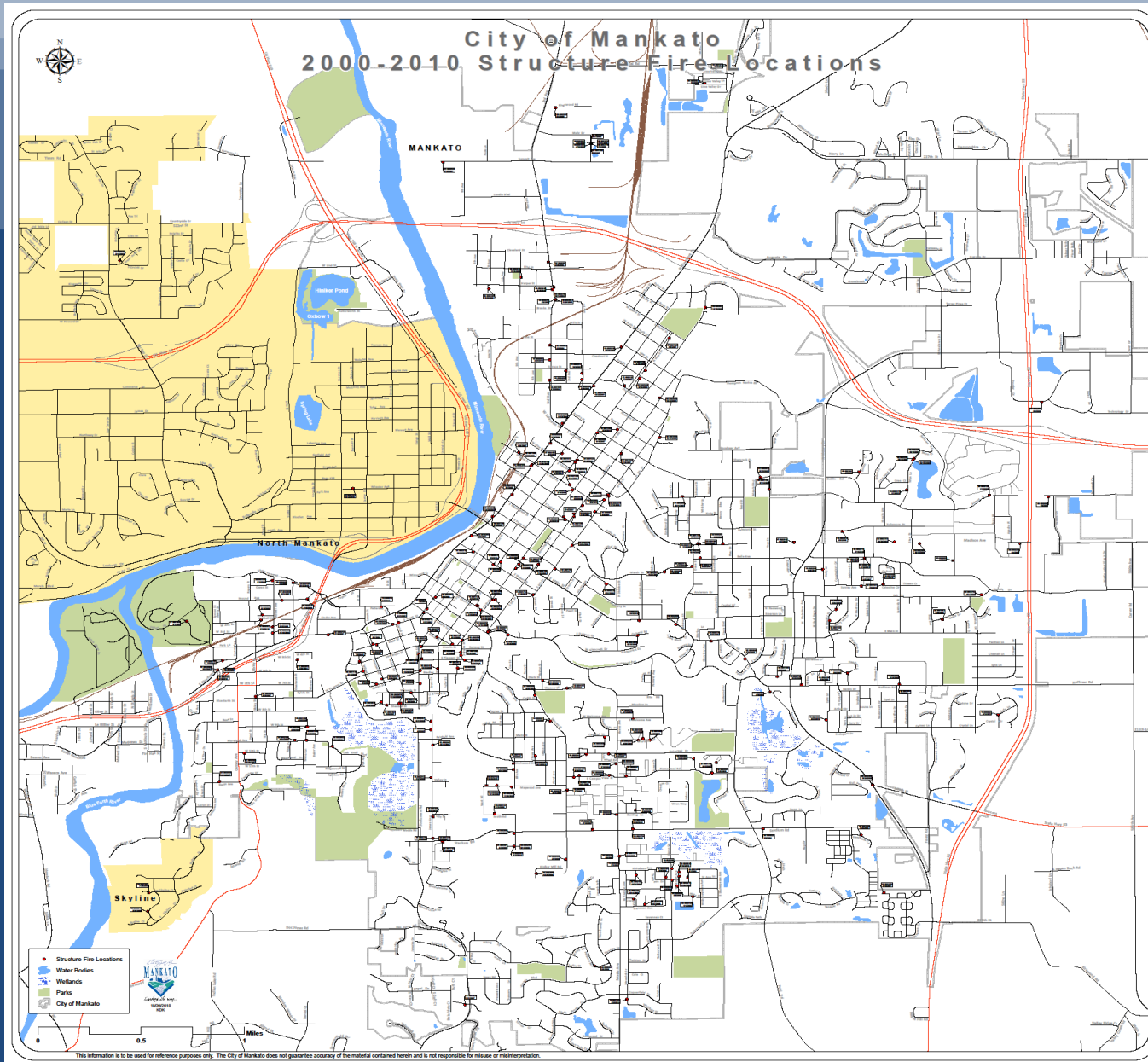
Leading the Way as a Prosperous Diverse Regional Community
•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly

GIS/Fire Risk Model for Station Location



Trudy Kunkel

- ◇ Considerations For Station Location
 - ◇ Five (5) minute travel response within Urban Demand Zone
 - ◇ NFPA 1720 Demand Response Standards
 - ◇ Historical data on structure fires
 - ◇ Future growth and annexation
 - ◇ Service to Airport facility
 - ◇ Underserved population
 - ◇ Accessibility to major roads
 - ◇ Past studies by previous fire administrations



Trudy Kunkel

GIS/Fire Risk Model for Station Location



Trudy Kunkel

- ◇ Staff involvement in facilities design
 - ◇ Deputy Director, Commander Bengtson, Acting Commander LeBrun, Firefighter Bergman, and all Firefighters had opportunity for Input
 - ◇ 3 meetings with Architect and Public Safety staff open to all
- ◇ Staff involvement in response research
 - ◇ GIS Coordinator Kurt Klinder, Deputy Director Kunkel, Commander Bengtson, Firefighter ICKS, open to all Firefighters for input

Public Safety Fire Response Policy



Jeff Bengtson

Urban area demand response:

- ◇ Response from Main Station in downtown corridor staffed 24/7 with full-time personnel
- ◇ Location based on risk and historical CFS
- ◇ Aim for five (5) minute drive time response
- ◇ Regional response housed at Main Station – CAT/HAZMAT/Confined Space Rescue/Water Rescue
- ◇ Medical response

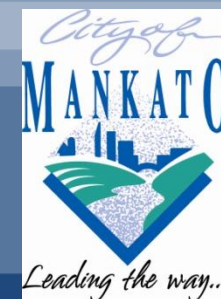
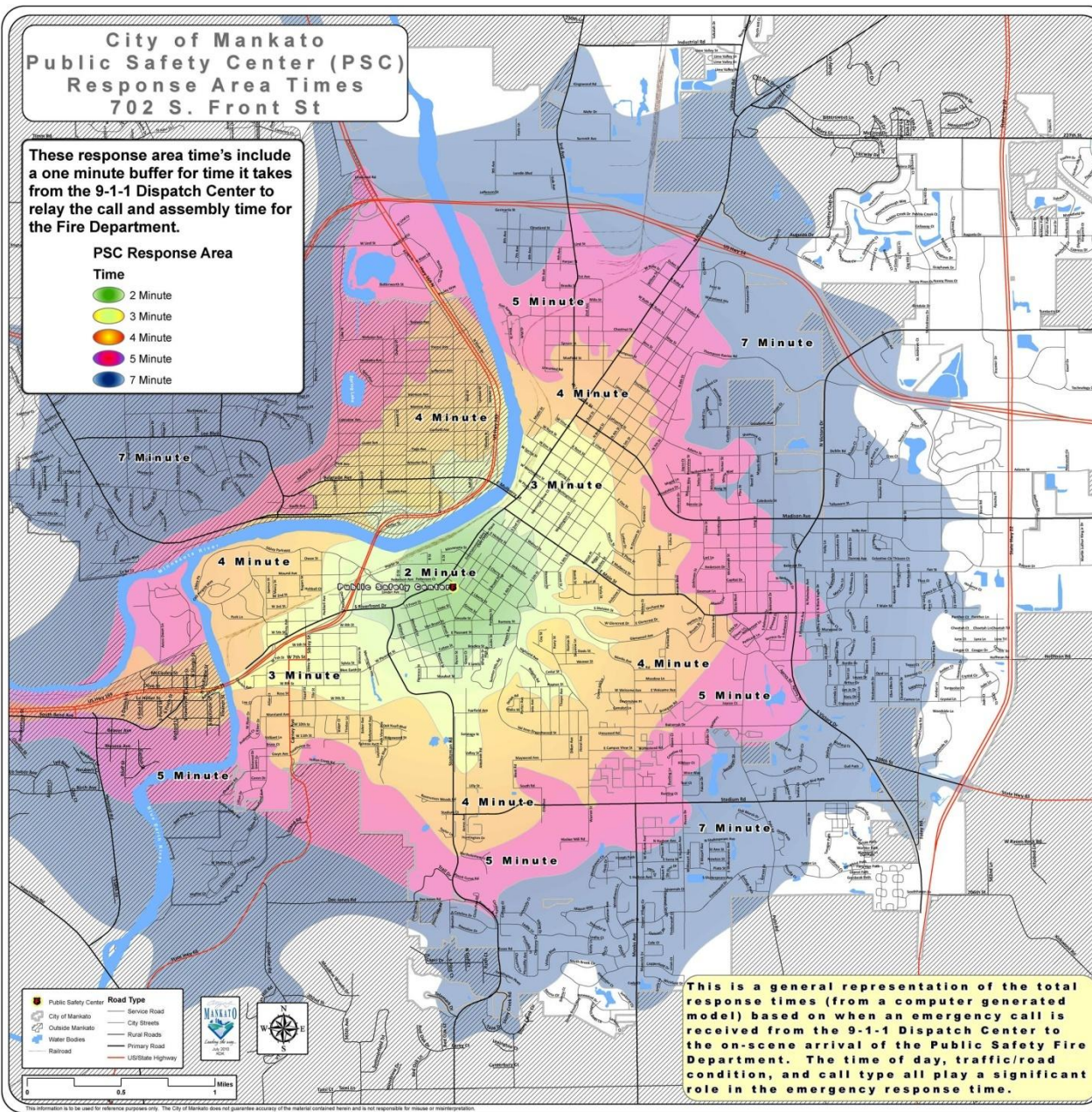
**City of Mankato
Public Safety Center (PSC)
Response Area Times
702 S. Front St**

These response area time's include a one minute buffer for time it takes from the 9-1-1 Dispatch Center to relay the call and assembly time for the Fire Department.

PSC Response Area

Time

-  2 Minute
-  3 Minute
-  4 Minute
-  5 Minute
-  7 Minute



Jeff Bengtson

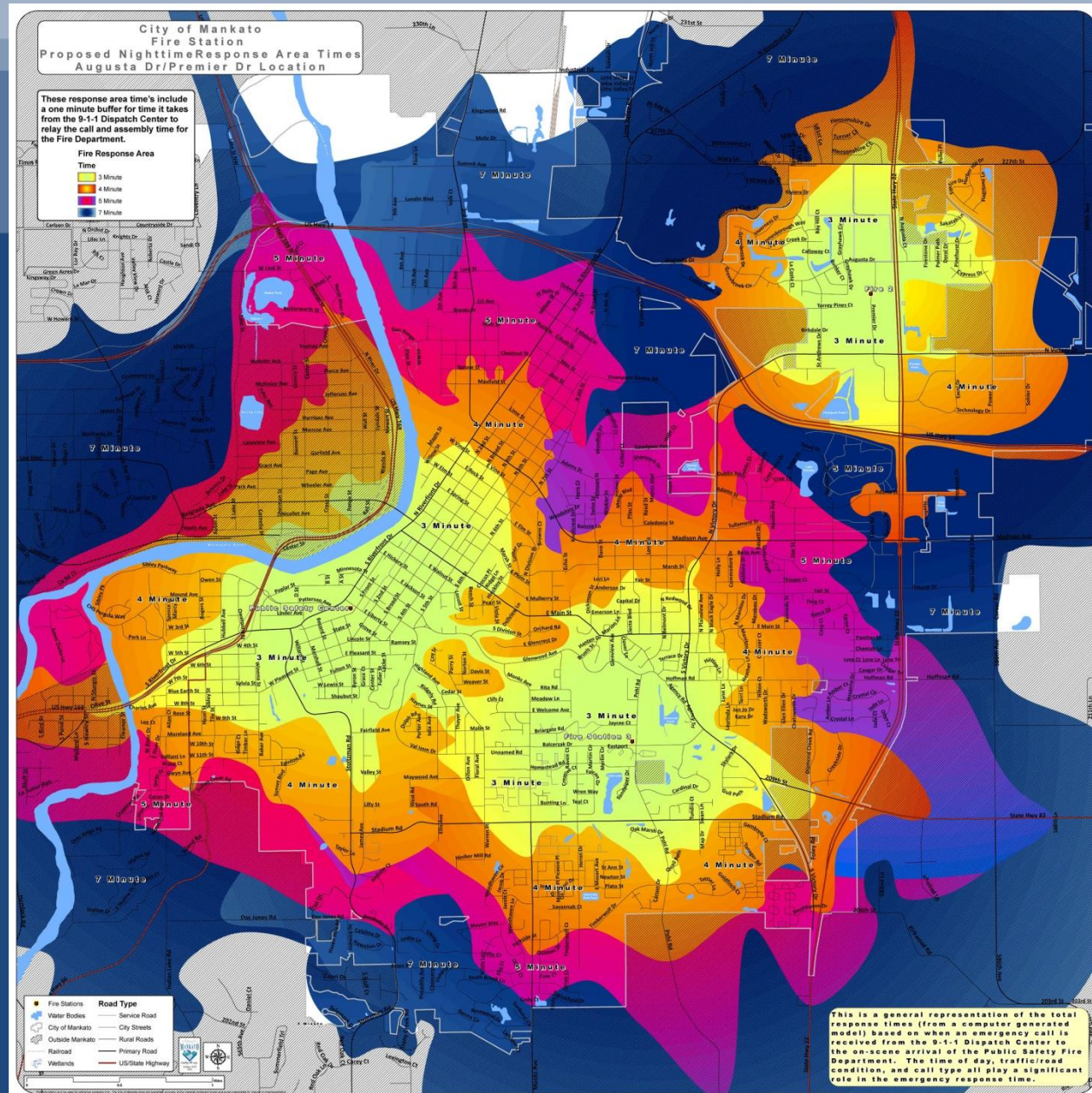
Public Safety Fire Response Policy continued



Jeff Bengtson

Suburban area demand response:

- ◇ Response from Main Station in downtown corridor staffed 24/7 with full-time personnel
- ◇ Response paged at same time from neighborhood stations with resident staffing and volunteers
- ◇ Aim for NFPA 1720 response – 10 members/10 minutes
- ◇ Medical response



Jeff Bengtson

Leading the Way as a Prosperous Diverse Regional Community
•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly

Public Safety Facilities Planning History



Todd Miller

- ◇ 1999: Fire administration works on plans to rebuild/replace Fire Station #1 and locate new Fire Station in NE part of City
- ◇ 2007-8: City Council and Department of Public Safety looked at facilities
- ◇ Recognition that both LEC and Fire Station #1 need tremendous amounts of work
- ◇ Management Study called for co-location of services
- ◇ City recognized need for center location to better serve all areas of the community and the highest risk

Public Safety Facilities Options Considered



Todd Miller

- ◇ Police Justice Center Lease
- ◇ Public Safety Center at Central Garage site
- ◇ LEC Center remodel
- ◇ Fire Station #1 remodel/addition
- ◇ Public Safety Campus at LEC
- ◇ Addition of 3rd Fire Station in NE part of City
- ◇ Keeping Fire Station #1 as a neighborhood station

Police Justice Center Lease



Matt Westermayer

- ◇ Took police presence out of downtown at point when Council was committed to keeping police in core (-)
- ◇ Co-located with Sheriff's Department and County Attorney (+)
- ◇ Not enough space allocated for Police service (-)
- ◇ No provision for Fire or PSD co-location (-)
- ◇ Lease and cost (+)
- ◇ Justice Center location not conducive for 3rd Fire Station location (-)

Police Justice Center Lease



Square Feet Finished = 25,743 Cost per Square Foot	\$214
POLICE – New Construction Cost	\$5,500,000
Contingency FFE – 7% Budget Project Development Cost	
SUBTOTAL	\$5,500,000
ADDITIONAL COST OPTIONS	
Site Development	\$222,494
Training Tower	
Parking Deck/Remodel	
Sustainable Strategies	Included
TOTAL FOR OPTION	\$5,722,494

Bryan Paulsen

Public Safety Campus at Central Garage site



Matt Westermayer

- ◇ Provided co-location of Police and Fire (+)
- ◇ Provided adequate space plus indoor parking and storage (+)
- ◇ Possibly not highest and best use of property (-)
- ◇ Location in downtown but not best access (+) (-)
- ◇ Possible \$15.5 million dollar cost (-)
- ◇ Preferred option before economic constraints (-)
- ◇ Minimal budget for reimbursement (-)

Public Safety Campus at Central Garage Site



Square Feet Finished = 44,091 Cost per Square Foot	\$249
POLICE – New Construction Cost	\$7,736,313
FIRE – New Construction Cost	\$3,247,497
Contingency	Included
FFE – 7% Budget	Included
Project Development Cost	Included
SUBTOTAL	\$10,983,810
ADDITIONAL COST OPTIONS	
Site Development	\$490,000
Training Tower	\$388,800
Parking Deck/Remodel	\$648,000
TOTAL FOR OPTION	\$12,510,610

Bryan Paulsen



Matt Westermayer

LEC Police Remodel

- ◇ Building structure sound – adequate space (+)
- ◇ Good location close to high CFS corridor (+)
- ◇ Doesn't address co-location of Police and Fire (-)
- ◇ Doesn't benefit from economies of scale (-)
- ◇ Provide more Police office expansion sq. ft. (+)



LEC Police Remodel

Square Feet Finished = 35,475 Cost per Square Foot	\$142
POLICE Remodel Cost	\$3,980,545
Contingency	\$384,334
FFE – 7% Budget	\$278,638
Project Development Cost	\$410,524
SUBTOTAL	\$5,054,041
ADDITIONAL COST OPTIONS Site Development Training Tower Parking Deck/Remodel	\$545,000
TOTAL FOR OPTION	\$5,599,041

Bryan Paulsen

Fire Station #1

Remodel/Addition



Trudy Kunkel

- ◇ 1960's building needs complete upgrade to meet code requirements (-)
- ◇ Addition of drive-thru apparatus bays will require acquisition of neighboring properties (-)
- ◇ Addition of apparatus bays requires removal of training tower (-)
- ◇ No co-location of Police and Fire and associate economies (-)
- ◇ Location satisfies concerns of neighborhood (+)

Fire Station #1

Remodel/Addition



Square Feet Finished = 18,950 Cost per Square Foot	\$193
FIRE	
Remodel Cost	\$2,330,750
New Construction Cost	\$560,000
Contingency	\$270,648
FFE – 7% Budget	\$202,353
Project Development Cost	\$286,194
SUBTOTAL	\$3,649,945
ADDITIONAL COST OPTIONS	
Site Development	\$290,000
Training Tower	
Parking Deck/Remodel	
TOTAL FOR OPTION	\$3,939,945

Bryan Paulsen

Public Safety Campus at LEC



Todd Miller











- ◇ Adequate space for both services with purchase of adjoining properties (+)
- ◇ Allows for drive-thru Fire apparatus bays (+)
- ◇ Good location in downtown addresses future concerns for both Police and Fire (+)
- ◇ Most economical means of co-location of services (+)
- ◇ Council preferred alternative from 2010 (+)

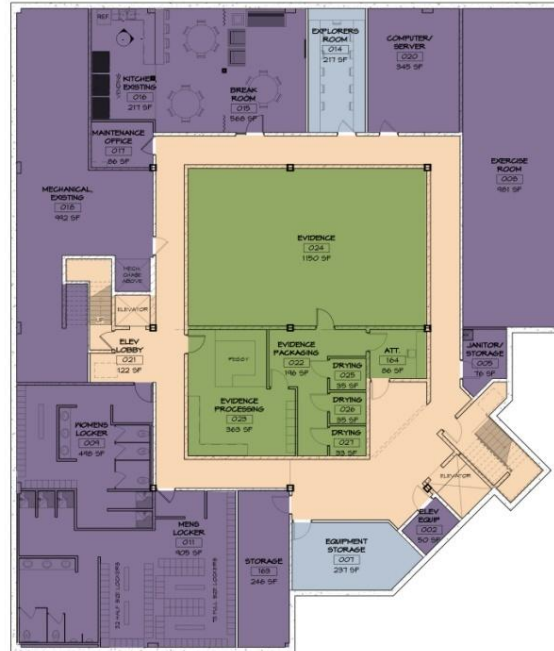
Public Safety Campus at LEC



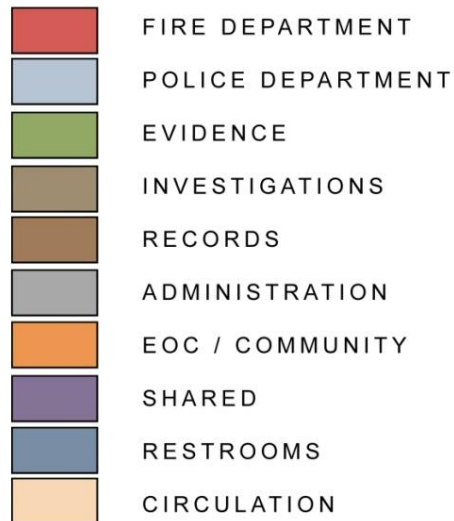
Square Feet Finished = 52,077	
POLICE/FIRE	
Police Remodel	\$5,354,531
Fire Related	\$2,600,000
Contingency	\$611,725
Furniture, Fixtures, Equipment	\$650,000
Project Designation Cost/LEED/Fees	\$707,582
SUBTOTAL	\$9,312,113
ADDITIONAL COST OPTIONS	
Acquisition to date	\$500,000
Training Tower	\$384,531
Parking Deck/Remodel	\$843,000
Sustainable Strategies	\$100,000
Site Development	\$100,000
TOTAL FOR OPTION	\$11,239,644

Legend











	FIRE DEPARTMENT
	POLICE DEPARTMENT
	EVIDENCE
	INVESTIGATIONS
	RECORDS
	ADMINISTRATION
	EOC / COMMUNITY
	SHARED
	RESTROOMS
	CIRCULATION

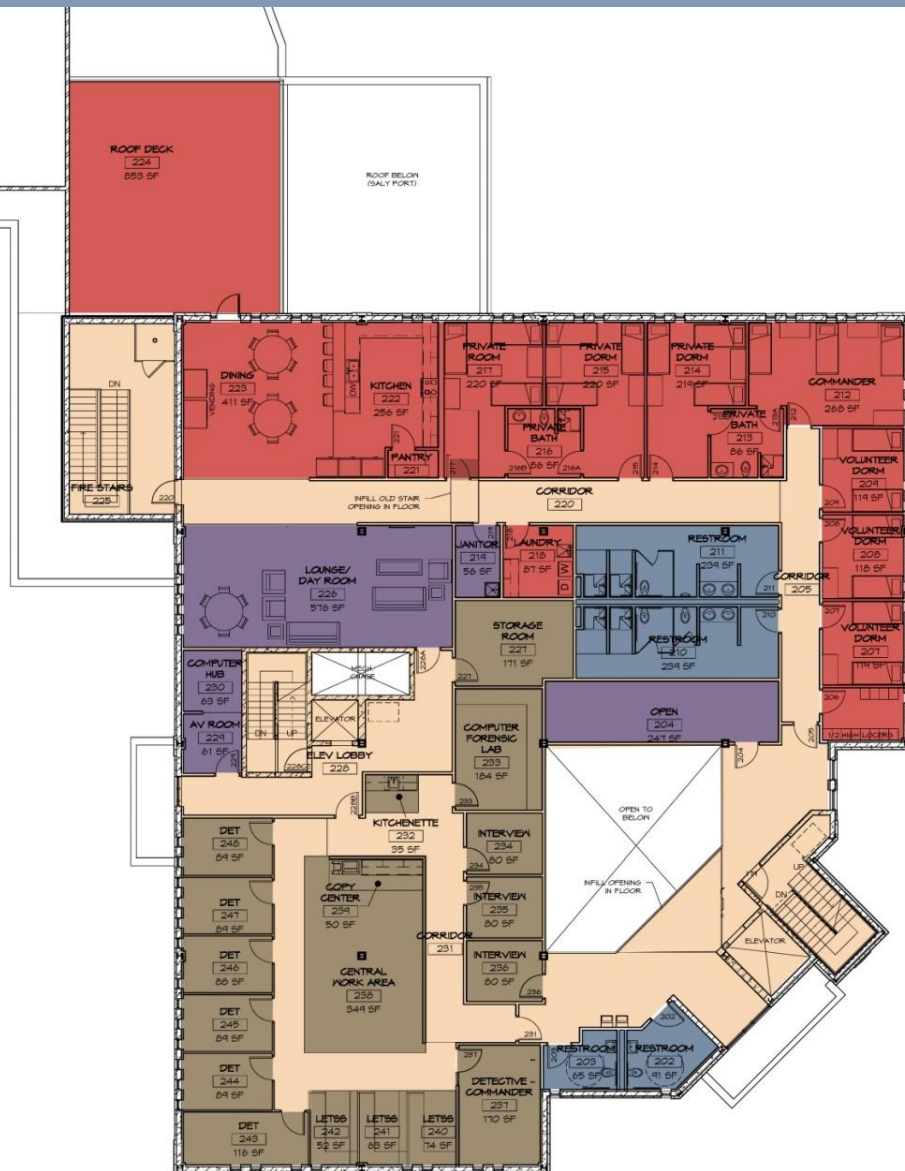


Lower Level Floor Plan



Legend

	FIRE DEPARTMENT
	POLICE DEPARTMENT
	EVIDENCE
	INVESTIGATIONS
	RECORDS
	ADMINISTRATION
	EOC / COMMUNITY
	SHARED
	RESTROOMS
	CIRCULATION



Second Level Floor Plan

Legend

	FIRE DEPARTMENT
	POLICE DEPARTMENT
	EVIDENCE
	INVESTIGATIONS
	RECORDS
	ADMINISTRATION
	EOC / COMMUNITY
	SHARED
	RESTROOMS
	CIRCULATION



Third Level Floor Plan



New NE (#2)

Volunteer Fire Station



Trudy Kunkel

- ◇ Community growth continues north and east, necessitating a new station in that area (+) (-)
- ◇ Lowest cost of property acquisition (+)
- ◇ Good location to support Airport, Industrial Park, Mall and residential areas (+)
- ◇ Good location and fit for residential neighborhood station with volunteer housing (+)
- ◇ Necessity to purchase additional engine - \$400,000 (-)
- ◇ Annexation and growth plans support Augusta location for NE Fire Station (+)

New NE (#2)

Volunteer Fire Station



New NE Volunteer Fire Station	
FIRE – Phase 1 New Construction Cost (Two bays / work area)	\$700,000
FIRE – Phase 11 Four to six townhomes (volunteer residences)	\$340,000
SUBTOTAL	\$1,040,000
ADDITIONAL COST OPTIONS Site Development Site Acquisition	\$20,000 \$200,000
TOTAL FOR OPTION	\$1,260,000

Bryan Paulsen

Fire Station #1 (4th Station)

Volunteer/Neighborhood Station



Trudy Kunkel

- ◇ \$2 million cost to renovate (-)
- ◇ Off-set at PSC limited, perhaps \$100,000 (-)
- ◇ No drive-thru bays (-)
- ◇ Would be volunteer neighbor station as there is no money for full-time staff (-)
- ◇ Close proximity of Fire Station #1 and PSC cause inefficient overlapping of coverage (-)
- ◇ Additional cost of operation 4th station (-)
- ◇ Necessity to Purchase Additional Engine - \$400,000 (-)
- ◇ Address some of the neighborhood concerns (+)

Fire Station #1 (4th Station)

Volunteer/Neighborhood Station



Square Feet Finished = 18,950 Cost per Square Foot	\$105
FIRE	
Remodel Cost	\$1,532,980
New Construction Cost	\$560,000
Contingency	\$153,798
FFE – 7% Budget	\$115,349
Project Development Cost	\$182,713
SUBTOTAL	\$1,989,839
ADDITIONAL COST OPTIONS	
Site Development	
Training Tower	
Parking Deck/Remodel	
TOTAL FOR OPTION	\$1,989,839

Bryan Paulsen

Public Safety Facility Recommendation



Todd Miller

- ◇ Resolution authorizing Architect to prepare scope of work to remodel and build Public Safety Center for Police and Fire at 710 South Front Street
 - ◇ Location best addresses risk and CFS history
 - ◇ Location better serves west Mankato
 - ◇ Location provides most efficiency and economies of scale
- ◇ Resolution authorizing purchase of property to contract new neighborhood fire station in NE Mankato along Augusta Drive and close Madison Avenue (only when NE station opens)
 - ◇ ISO Rating System requires three active stations

Public Safety Facility Recommendation



Todd Miller

- ◇ Related recommendations include:
 - ◇ Solicit proposal for Construction Manager at Risk to manage project with a not to exceed contract and related performance bonds
 - ◇ Develop plans to move Police to new Public Works site on Victory Drive during construction

Public Safety Center

Sources and Use Financing Plan



Pat Hentges

Financing Sources

Equity Contribution - \$2,823,000

Adjacent Land Acquisition - \$500,000

Public Safety Dedicated Resources

Residual Assets Fund - \$1,008,000

Pension Consolidated Fund - \$1,315,000

Public Safety Center

Sources and Use Financing Plan



Pat Hentges

Debt Issuance - \$7,100,000

Dispatch Savings (annually set-a-side) - \$500,000

Value of \$500,000 at 2.5%/20 years - \$7,100,000

Financing/Issue Cost - \$70,000

Public Safety Center

Sources and Use Financing Plan



Pat Hentges

TIF Pooling

Parking Ramp/Garage Eligibility - \$ 843,000

Total Financing Sources **\$10,766,000**

Public Safety Center

Sources and Use Financing Plan



Pat Hentges

Uses of Funds

Land Purchased/Equity - \$500,000

Building Remodeling - \$5,354,531

Fire Station Annex - \$2,600,000

Development Fees - \$707,582

FFE - \$650,000

Parking Ramp/Garage - \$843,000

Contingency/Options - \$584,531

Total Uses of Funds \$11,239,644

Public Safety Center

Sources and Use Financing Budget



Pat Hentges

Total Funding Sources \$10,766,000

Total Budget Uses \$11,239,644

Project Scope Reduction (\$473,644)

NE Station #2 Financing



Pat Hentges

Five Year CIP Budget

2011 Land Purchase - \$240,000 (Charter Bonds)

2012 Station Construction Phase I - \$800,000 (Charter Bonds)

2013 Station Construction Phase II - \$600,000 (Charter Bonds)

Project Implementation Timetable



Todd Miller

February, 2011	Approve project resolutions and recommendations
End of Feb. 2011	Drawings ready for Construction Manager
March/April 2011	Solicit proposals and select Construction Manager at Risk
April 2011	Purchase property for NE Fire Station
June, 2011	DPS Police move to Public Works site
End of June, 2011	Architect complete all drawings/specs

Project Implementation Timetable continued



Todd Miller

End of July, 2011	Construction Manager bid out all phases of construction and start construction of PSC
16 – 18 Months	Construction period for PSC
Fall/Winter 2011	Solicit bids for design/construction of NE Fire Station
Spring 2012	Begin construction of NE Fire Station
Fall/Winter 2012	Move in to completed facility open NE Fire Station/close Fire Station #1